

LOST CREEK 300 *Ranch*

300.50± Acres | Blanco County

Blanco, Texas



Anders  *Realty*
FINE TEXAS PROPERTIES

LOST CREEK 300 RANCH

300.5± AC · BLANCO, TEXAS

FERTILE PASTURE | ROLLING VIEWS | BLANCO RIVER

ONLY 7 MIN FROM BLANCO &
52 MIN FROM CENTRAL AUSTIN

OVERVIEW

300+ acres with Blanco River frontage off FM 165 less than 3 miles East of Blanco, Texas. Irenic Blanco, TX (great



restaurants, music venues, wineries, shopping, hospital, grocery stores) is a scenic 7-minute drive from the front entrance. **Property Address:** 2746 Ranch Road 165, Blanco, TX 78606.

- ❖ 3.1± miles to Blanco
- ❖ 17± miles to Johnson City
- ❖ 45± miles to Austin
- ❖ 53± miles to San Antonio
- ❖ 205± miles to Houston
- ❖ 220± miles to Dallas



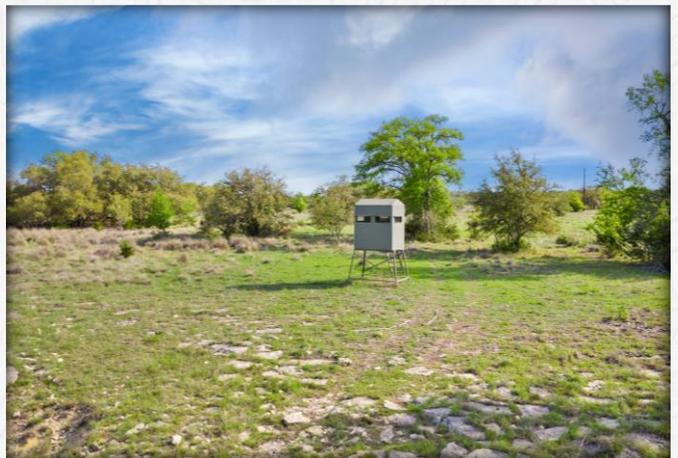


LAND & WILDLIFE

This ranch has a great mixture of level improved pasture sloping up to oak tree covered elevations of 1,420±. Other than 2 small wood barns there are no other vertical improvements. The property is 3 sides high fenced and cross fenced. The recent Permian Basin natural gas pipeline runs across the property. Access is via Lost Creek Trail (60') fee simple ownership off FM 165. The neighboring property also has use of this road for ingress / egress.

- ❖ Property elevation ranges from approximately 1,260' to 1,420'±
- ❖ Incredible Hill Country views
- ❖ Abundance of native flora and fauna, deer, songbirds, and wild turkey



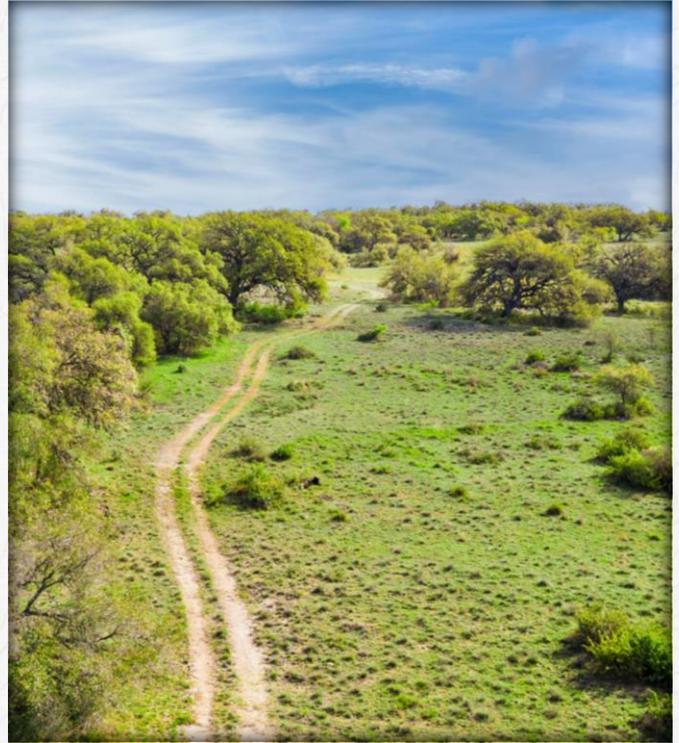
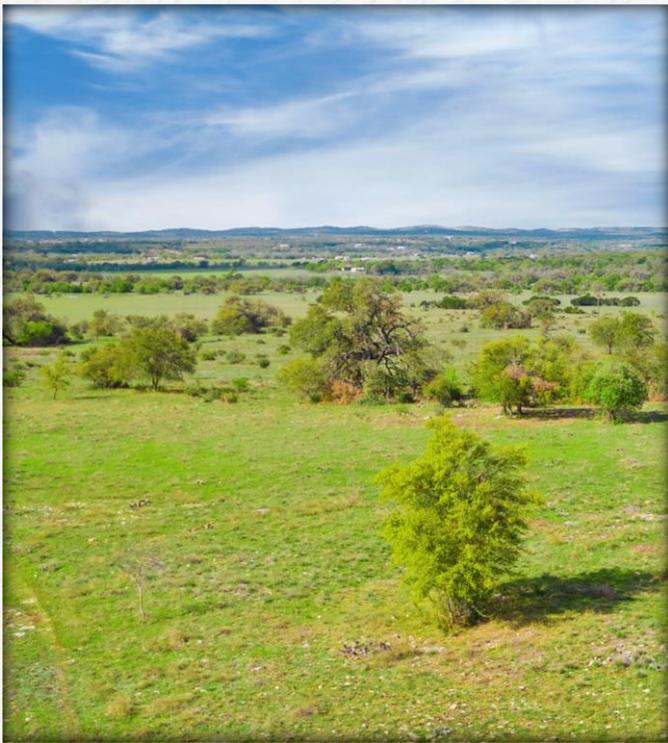




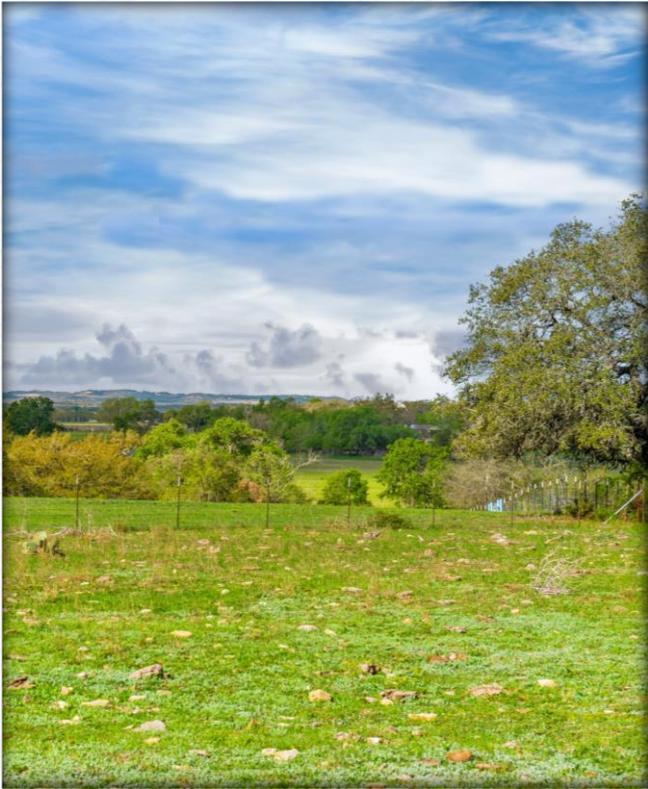
WATER & UTILITIES

There are roughly 2 acres with Blanco River frontage across FM 165. There are 2 drainages that merge on the property creating a potential lake site. A non-functioning water well is on the property along with PEC electric service.





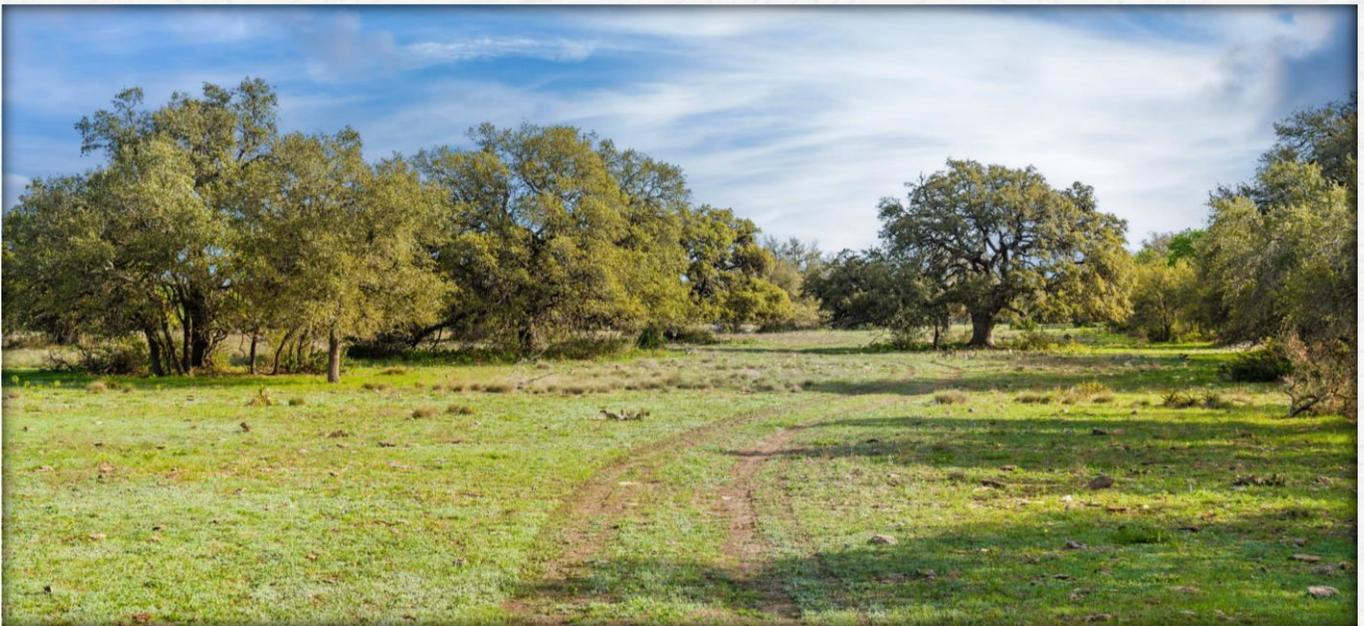
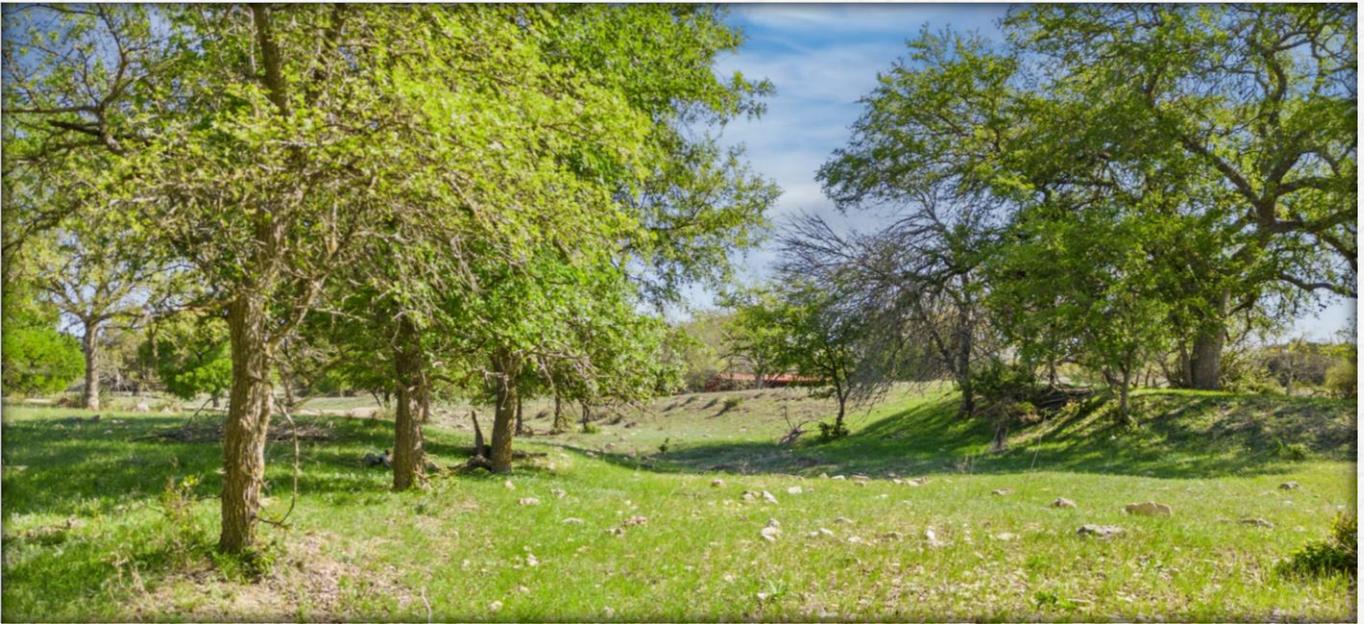




SUMMARY

This is an excellent investment property with minimal cedar cover and a good mix of fertile pasture & rolling views. This would make for a great legacy ranch location with future sub-dividing potential.







FINANCIAL / TITLE

LOST CREEK 300 RANCH, as described herein (300.5± ac), is offered at \$7,500,000 (\$24,958/ac) in Cash or at Terms acceptable solely at the discretion of the Seller. The conditions of sale are as follows:

Seller will offer basic title insurance and survey.

Light restrictions will be placed on the property which will allow for future sub-division of 15 acre + tracts.

Property carries current Agricultural Exemption with Blanco County.

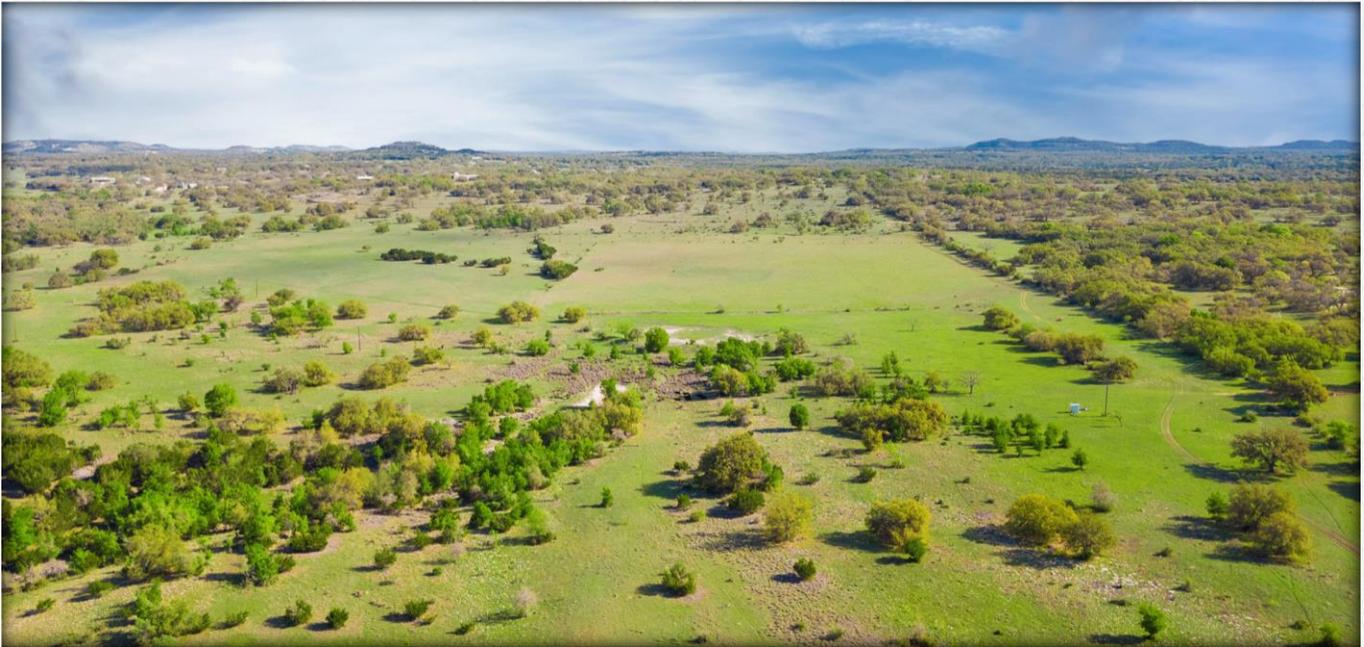
The 2022 ag-exempt property taxes were approx. \$439.50.

Any mineral rights which the Seller owns will be conveyed to the Buyer at Closing.

Buyer to verify all pertinent information to their purchase.

Buyers Brokers are welcomed and invited to contact Andi Eystad or Brady Anders with Anders Ranch Realty for information regarding Cooperation Policies.

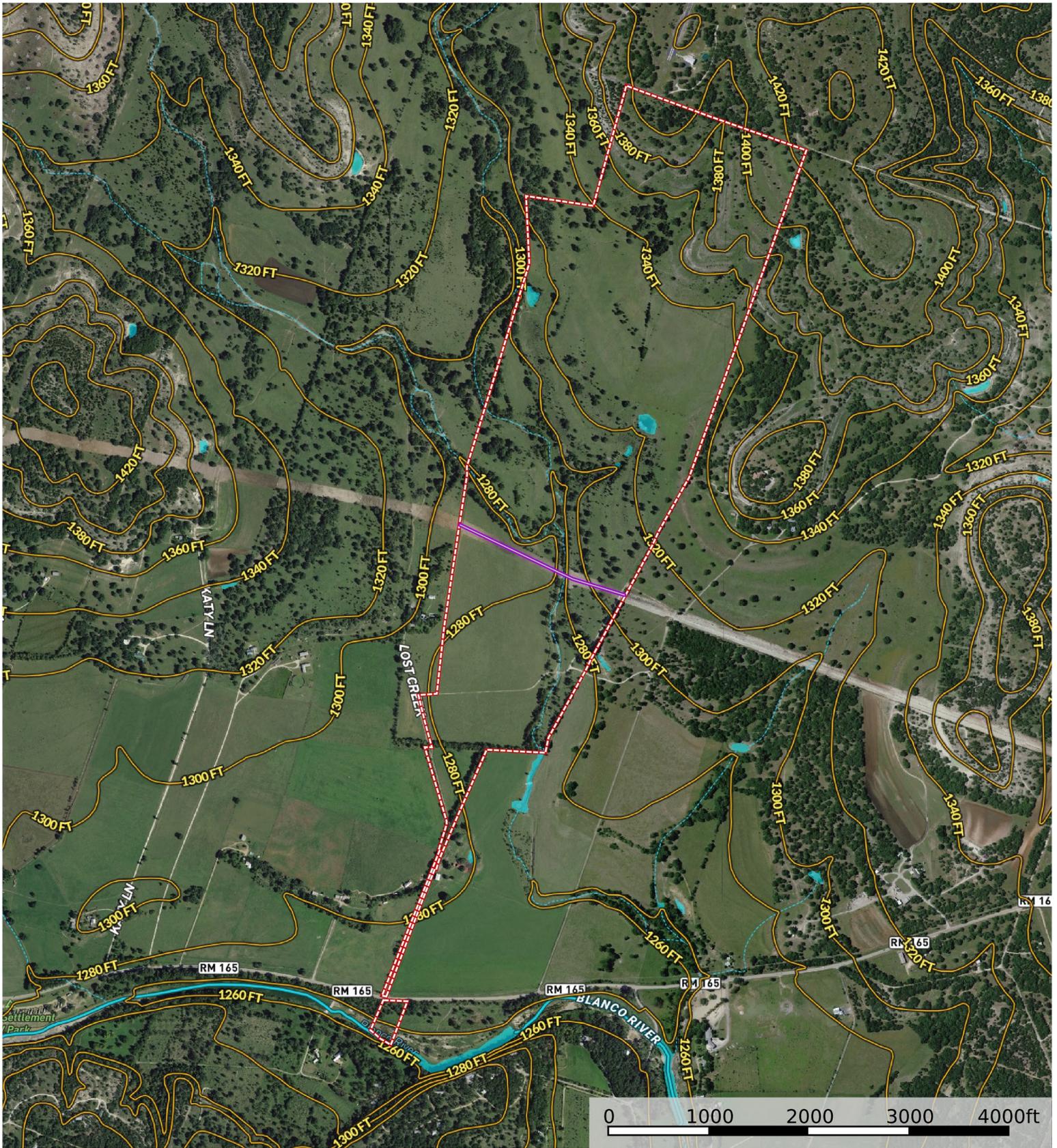
The property lies in the Blanco ISD.



This entire Offering is subject to errors, omissions, prior sale, change or withdrawal without notice and approval of purchase by the Seller. Information regarding land classifications and acreages are intended only as general guidelines and have been obtained from sources deemed reliable; however, accuracy is not warranted or guaranteed by the Seller or Anders Ranch Realty. Prospective Buyers should verify all information to their sole and complete satisfaction. ***SHOWN BY APPOINTMENT ONLY – DO NOT TRESPASS.***

Buyer's brokers/agents must be identified on first contact, and must accompany buying prospect on first showing to be allocated full fee participation. If this condition is not met, fee participation will be at the sole discretion of Anders Ranch Realty.

Lost Creek 300 Ranch
 Blanco County, Texas, 300.5 AC +/-



- Gas Pipeline
- - - Boundary
- - - Stream, Intermittent
- River/Creek
- Water Body

Andi Eystad
 P: 830-446-1532

AndersRanchRealty.com/andi-eystad

Brady P. Anders
 P: 512-791-9961

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302 E. Main Street, Johnson



The information contained herein was obtained from sources deemed to be reliable. No warranties or guarantees as to the accuracy is claimed.

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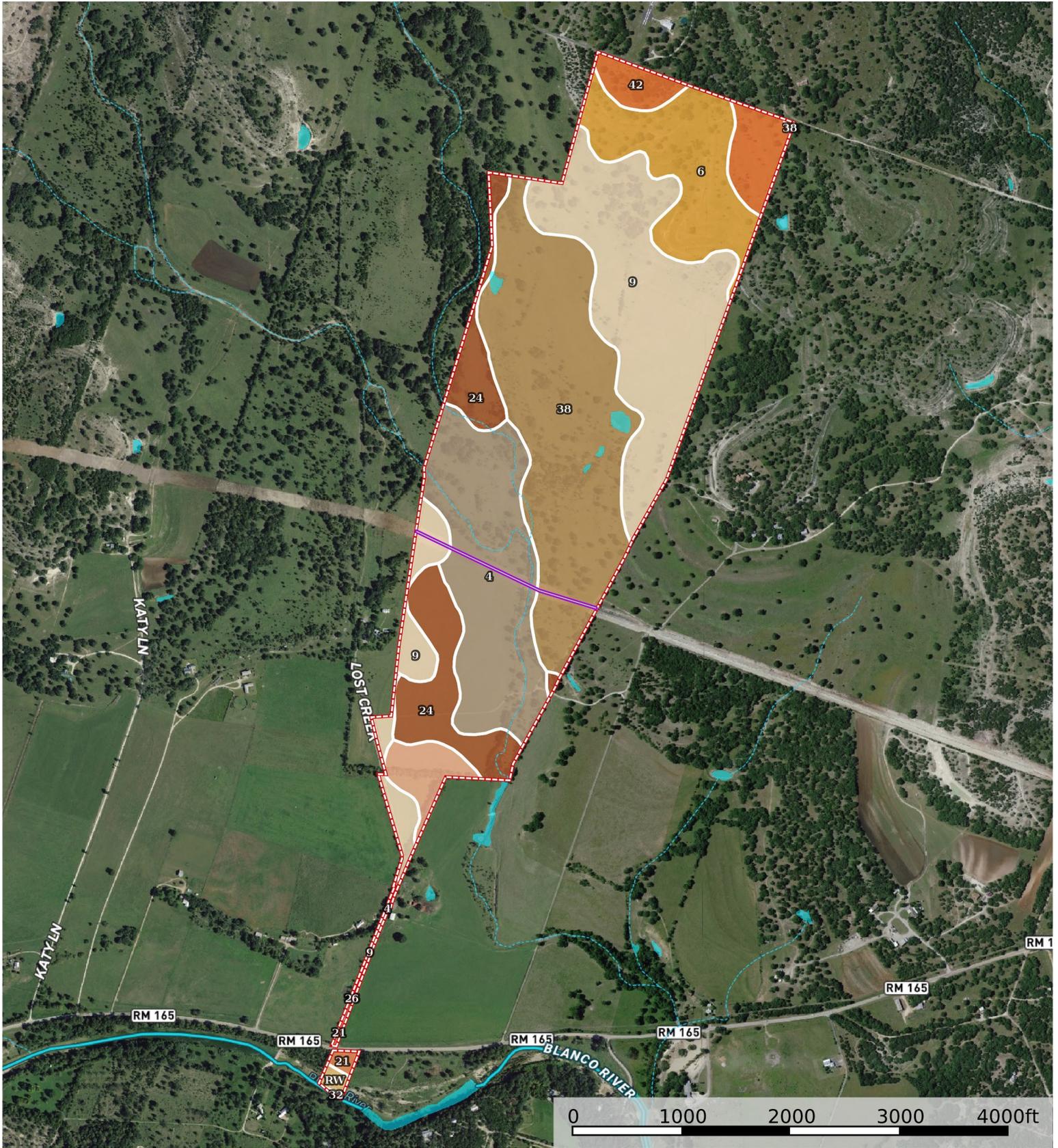
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|  All Polygons 304.14 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
38	Purves clay, 1 to 8 percent slopes	83.87	27.58	0	22	6e
9	Doss silty clay, moist, 1 to 5 percent slopes	78.43	25.79	0	25	4e
4	Bolar clay loam, 1 to 3 percent slopes	53.18	17.49	0	32	3s
6	Brackett association, 1 to 8 percent slopes	33.26	10.94	0	23	4e
24	Krum clay, 1 to 3 percent slopes	29.96	9.85	0	48	3e
42	Tarpley-Eckrant complex, 1 to 8 percent slopes, stony	14.8	4.87	0	18	6e
26	Lewisville clay loam, 0 to 1 percent slopes	8.2	2.7	0	44	1
21	Karnes loam, 1 to 3 percent slopes	1.26	0.41	0	40	3e
RW	Riverwash, frequently flooded	1.08	0.36	0	-	8w
32	Oakalla silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.1	0.03	0	58	3e
TOTALS		304.14(*)	100%	-	27.6	4.3

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

|  Boundary 301.95 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
38	Purves clay, 1 to 8 percent slopes	83.87	27.78	0	22	6e
9	Doss silty clay, moist, 1 to 5 percent slopes	78.43	25.98	0	25	4e
4	Bolar clay loam, 1 to 3 percent slopes	53.18	17.61	0	32	3s
6	Brackett association, 1 to 8 percent slopes	33.26	11.02	0	23	4e
24	Krum clay, 1 to 3 percent slopes	29.96	9.92	0	48	3e
42	Tarpley-Eckrant complex, 1 to 8 percent slopes, stony	14.8	4.9	0	18	6e
26	Lewisville clay loam, 0 to 1 percent slopes	8.2	2.72	0	44	1
21	Karnes loam, 1 to 3 percent slopes	0.25	0.08	0	40	3e
TOTALS		301.95(*)	100%	-	27.65	4.3

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

|  Boundary 2.19 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
RW	Riverwash, frequently flooded	1.08	49.54	0	-	8w
21	Karnes loam, 1 to 3 percent slopes	1.01	46.33	0	40	3e
32	Oakalla silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.1	4.59	0	58	3e
TOTALS		2.19(*)	100%	-	21.19	5.47

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

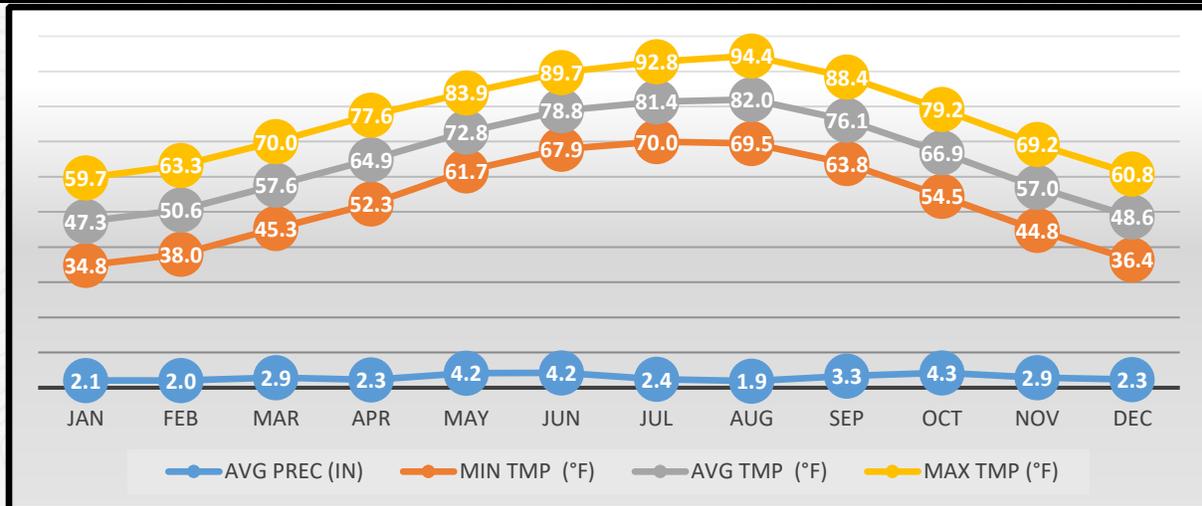
show the acres of each soil with two decimal.



CLIMATE DATA

Three-decade averages of climatological variables (1991-2010)
Climate Normals for **Blanco, Texas** from the National Climate Data Center (NCDC)

MONTH (1991-2010)	AVG PREC (IN)	MIN TMP (°F)	AVG TMP (°F)	MAX TMP (°F)
Jan	2.1	34.8	47.3	59.7
Feb	2.0	38.0	50.6	63.3
Mar	2.9	45.3	57.6	70.0
Apr	2.3	52.3	64.9	77.6
May	4.2	61.7	72.8	83.9
Jun	4.2	67.9	78.8	89.7
Jul	2.4	70.0	81.4	92.8
Aug	1.9	69.5	82.0	94.4
Sep	3.3	63.8	76.1	88.4
Oct	4.3	54.5	66.9	79.2
Nov	2.9	44.8	57.0	69.2
Dec	2.3	36.4	48.6	60.8
Ann	33.2	54.3	66.1	78.0



Zip: 78606	Days Where Temp Exceeds 86°F:	121 - 150 Days
	Freeze Date (Avg First Frost):	Nov 11th – 20th
	Freeze Date (Avg Last Frost):	Mar 21st – 31st
	USDA Hardiness Zone:	Zone 8a: 10F to 15F
	Koppen-Geiger Climate Zone:	Cfa – Humid Subtropical Climate
	Ecogregion:	30c – Balcones Canyonlands
	Palmer Drought Index:	Moderately Moist

BROKERAGE INFORMATION



11-2-2015



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Anders Realty	514096	Brady@AndersRanchRealty.com	512-791-9961
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Brady P. Anders	514096	Brady@AndersRanchRealty.com	512-791-9961
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Andrea Eystad	643088	Andi@AndersRanchRealty.com	830-446-1532
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Anders Realty

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